

ZONING BOARD OF APPEALS  
AGENDA – REGULAR MEETING  
AUGUST 11, 2016  
CITY COUNCIL CHAMBERS  
7:00 PM

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ROLL CALL:

CONTINUATION OF PUBLIC HEARING:

**#16-14** – O’Mahoney Properties, LLC, 36 Lake Ave. Ext. (F16003), Sec.5.H.1.b., to reduce req’d. planting strip from 20 ft. to 0 ft. along frontage; Sec.5.H.2., to permit parking & driveway aisle in front yard setback; Sec.8.A.2.c.(4)., to permit bottom edge of excavation or fill within 5 ft. of property line; Sec.8.C.1.c., to permit parking in req’d. front yard; Sec.8.B.1.b.(4)., to reduce min. driveway aisle width from 24 ft. to 22.6 ft.; Sec.8.C.3.b., to eliminate req’d. landscape islands adjacent to building & adjacent to front, re-striped parking, and to eliminate 1 street tree per 40 ft. of street frontage (CA-80 Zone). Continued from July 14, 2016 meeting.

NEW BUSINESS:

**#16-19** – Neil R. Marcus (Agent for Snopkoski), 17 Lois St. (H11166), Sec.4.A.3., reduce: front yard setback from 30 ft. to 20.5 ft.; NW side yard setback from 15 ft. to 1.0 ft.; SW side yard setback from 15 ft. to 2 ft.; E side yard setback from 15 ft. to 14.7 ft.; rear yard setback from 35 ft. to 27 ft. for proposed addition & 25 ft. for proposed balcony; and increase max. building coverage from 20% to 22%. (RA-20 Zone)

**#16-20** – Sean & Mariya Perreault, 4 Sunset Dr., Snug Harbor (I05011), Sec.4.A.3., reduce front yard setback: from 30 ft. to 29 ft. for entryway overhang and from 30 ft. to 25.8 ft. for family room addition. (RA-20 Zone)

**#16-21** – Seymour R. Powers et al, 6 Commerce Dr. (L11015), Sec. 6.B.3., reduce rear yard setback from 40 ft. to 31 ft. to permit enclosure of existing loading dock. (IG-80 Zone)

**#16-22** – Julio Galarza, 13 Hillandale Rd. (F08098), Sec.8.A.2.c.(4)., to permit bottom edge of excavation within 5 ft. of property line for retaining wall. (RA-40 Zone)

**#16-23** – Olive Tree LLC & Lemon Tree LLC, 10 Old Newtown Rd. (L12002), Sec. 6.B.3., reduce front yard setback from 40 ft. to 20 ft. for proposed office. (IG-80 Zone)

OLD BUSINESS:

**#16-08** – Roy Estate, LLC (owner), Dorothy Day Hospitality House, Inc.(tenant), 11 Spring Street (H14312), Public Hearing pursuant to C.G.S. Section 8-7(d), to appeal for correction of an alleged error in a decision of the Zoning Enforcement Officer, who on 2/23/16, did issue a Cease & Desist Order (RH-3 Zone). **NO DISCUSSION OR ACTION WILL TAKE PLACE ON THIS UNTIL THE AUGUST 25, 2016 MEETING.**

OTHER MATTERS: NA

ACCEPTANCE OF MINUTES: July 14, 2016.  
The July 28, 2016 meeting was cancelled.

NOTE: The next regular ZBA meeting is scheduled for August 25, 2016.

ADJOURNMENT: